



RENTAL APPLICATION



Application is hereby made to rent the premises generally described as _____ ("Property").

The multiple listing service number for this property, if known, is _____.

1. **Lease Term.** The term of the lease of the Property for which Applicant is applying shall start on _____ ("Commencement Date") and end on _____.

2. **Proposed Monthly Rent.** _____

3. **Lease Application Fee.** Applicant has paid Landlord a nonrefundable Lease Application Fee of \$ **50.00** _____ to process this Rental Application, determine Tenant's credit worthiness to lease the Property and conduct a background investigation of Applicant.

4. **Authorization to Do Credit and Background Check.** Applicant hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant Landlord or Landlord's agents deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.

5. **Reservation Deposit.** A reservation deposit of \$ _____ by check, cash or money order is being made along with this rental application. If Applicant's application is approved and a lease is entered into between Landlord and Applicant the deposit shall be applied towards Applicant's security deposit referenced in said lease. If Applicant's application is denied, the rental deposit shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Landlord's standard lease agreement for the Premises prior to the Commencement Date (or to pay the required rent thereunder such that the lease does not Commence), then Landlord may retain the rental deposit as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Landlord's damages for not seeking to rent the Property to others during this time period and not a penalty.

6. **Use of Information.** The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Landlord and Landlord's agents may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.

7. **Application Does Not Create a Lease.** This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

8. **Information About Applicant.**

A. GENERAL

First Name: _____ Middle _____ Last Name: _____

SS #: _____ Date of Birth: _____

Driver's License #: _____ Driver's License State: _____

Present Address: _____

City/State/Zip: _____

How Long? _____

Previous Address: _____

City/State/Zip: _____

How Long? _____

Reason for Leaving: _____

Spouse/Significant Other Name: _____

Names and ages of individuals under 18: _____

Pets? YES NO What Kind? _____ How Many? _____

Pet Weights: _____

Home Phone: _____ Work: _____ Cell: _____

Email Address: _____

Emergency Contact Information: _____

Are you registered or required to register as a sex offender in any state in the United States? _____

If so, what state? _____

B. EMPLOYMENT

Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Annual Income: _____

C. SPOUSE'S/SIGNIFICANT OTHER'S EMPLOYMENT

Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Annual Income: _____

D. REFERENCES

Bank: _____ Phone: _____

Personal Reference: _____ Phone: _____

Credit Reference: _____ Phone: _____

Previous Landlord: _____ Phone: _____

Lease Period: _____ Lease Amount: _____

Previous Landlord: _____ Phone: _____

Lease Period: _____ Lease Amount: _____

9. **Warranty of Applicant.** Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Landlord.

10. **Commitment to Equal Housing.** Landlord and Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

11. **Reason for Denial.** If this Application is denied, Landlord or Landlord's agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

Accepted By:

Applicant's Printed Name

Signature

Date

SPECIAL STIPULATIONS. The following Special Stipulations, if conflicting with any exhibit or preceding paragraph, shall control:

Spouse/Significant Other:

First Name: _____ **Middle** _____ **Last Name:** _____

SS #: _____ **Date of Birth:** _____

Driver's License #: _____ **Driver's License State:** _____

Present Address: _____

City/State/Zip: _____

How Long? _____

Previous Address: _____

City/State/Zip: _____

How Long? _____

Reason for Leaving: _____

Do you smoke? _____

Will there be any other occupants in the property over 18? _____

If so, please name _____

Additional Special Stipulations are or are not attached.

SPECIAL STIPULATIONS



2010 Printing

Property Address: _____

_____, Georgia _____

[NOTE: The language set forth in this special stipulation(s) is furnished by the parties and is particular to this transaction.]

1. All parties acknowledge Keller Williams Realty Platinum Partners does not provide property management services and is the listing company for leasing purposes only. Leases are written through and property management services are provided by Clients First Property Management Specialists, LLC, an independent company.
2. Application Fee - Applicant submits herewith a non-refundable payment in the amount of \$50.00 for credit check and processing charge. Said sum will be retained by Management to cover the costs of processing this application. Any false information will constitute grounds for rejection of application. Management is hereby expressly authorized to verify the accuracy and correctness of the statements contained herein, to communicate with applicant's employers and creditors and to procure such other information which Management may require to evaluate this application.
3. I hereby authorize Clients First Property Management Specialists, LLC to contact credit services, personal and credit references given herein, plus my employers to verify the information I have given. I also authorize Clients First Property Management Specialists, LLC to report to credit service organizations any information relevant to my unsatisfied obligations to C1PMS after I vacate said property. I hereby authorize C1PMS to share the information on this application and relate verification data to anyone C1PMS feels is a part of the qualifying process including the owner of the property. I acknowledge this application is the property of Clients First Property Management Specialists, LLC.
4. Valid photo identification must be presented prior to final approval of this application.
5. Disclosure - I, the undersigned, understand that Clients First Property Management Specialists, LLC (Management) is the Agent and representative for the owner and will be paid a fee by the owner. I also understand that this property is being leased "AS IS" in its present condition. Any stipulations, changes or modifications which I require of the property, or the lease term, are listed as contingencies of this application and signed by me. If any stipulations cannot be met or an acceptable compromise agreed to by all parties, I understand that my rent reservation fee will be returned to me.

Selling/Leasing Broker's Initials: _____
(or Broker's Affiliated Licensee)

Buyer's/Tenants Initials: _____ / _____

Listing Broker's Initials: _____
(or Broker's Affiliated Licensee)

Seller's/Landlord's Initials: _____ / _____